

**TOWN OF AMENIA
PLANNING BOARD MEETING
MAY 4, 2006**

PRESENT: Chairman George Fenn
Tony Robustelli
Jay Dedrick
James Walsh
Gina Mignola
William Flood – Late

Michael Hayes – Attorney

The meeting was opened by Chairman George Fenn at 7:02 P.M.

PUBLIC HEARING –PETER RIVA

MOTION TO OPEN THE PUBLIC HEARING was made by James Walsh, seconded by Jay Dedrick

VOTE TAKEN – ALL IN FAVOR

Move 2.72 acres into another parcel. Chairman Fenn asked if there were any comments from the floor and Mr. Warner asked a few questions of Peter Riva.

MOTION TO CLOSE THE PUBLIC HEARING was made by Tony Robustelli, seconded by Gina Mignola.

VOTE TAKEN – ALL IN FAVOR

MOTION TO MAKE A NEGATIVE DETERMINATION WITH RESPECT TO POTENTIAL ENVIRONMENTAL IMPACTS was made by James Walsh, seconded by Eliot Soroka

VOTE TAKEN – ALL IN FAVOR

MOTION TO APPROVE THE LOT LINE CHANGE AND AUTHORIZE THE CHAIRMAN TO SIGN THE MYLAR was made by Eliot Soroka, seconded by James Walsh

VOTE TAKEN – ALL IN FAVOR

REGULAR MEETING –

LOUGHLIN, JOSEPH – TWO-LOT SUBDIVISION – LOUGHLIN WAY, WASSAIC, NY

Katie Loughlin, with Joseph Loughlin, stated Spencer Robinson did the sub-division; the land is in the RA zone and is 5.7 acres. The driveway has been DOT approved and DPW was out to look it over.

MOTION TO SET A PUBLIC HEARING FOR JUNE 1, 2006 was made by James Walsh, seconded by Gina Mignola

VOTE TAKEN – ALL IN FAVOR

OTHER MATTERS –

Amenia Hills – Gina Mignola stated that she had walked the Eastern border this past weekend and found that there was totally inadequate buffer area and is not the type of buffer the Board has been talking about. A 10' buffer is inadequate. Eliot Soroka is absolutely right on this issue. Chairman Fenn agreed. Mr. Soroka felt that a Landscaper should design and then present to the Board an adequate plan. This plan should then meet the code. Michael Hayes, Attorney felt that the Board must either vote on the application as presented tonight or have the applicant come back with a landscape plan that the Board will approve.

Gina Mignola also raised the issue of the Land Conservancy. When asked the name of the person running the Conservancy and a phone number, a local number was given. When the number was called, she spoke with a very irate woman who stated there was no one there from the Land Conservancy and refused to identify herself. Ms. Mignola felt the Land Conservancy was a total sham. She also felt she could not approve of this plan until there was an adequate Land Conservancy plan established. Mr. Syms stated that the number called was forwarded to his home and that his housekeeper was the one that had taken the message. She knew nothing about the Land Conservancy. Mr. Sirigno, the Syms Attorney, stated that in August 2005, Jon Adams Berkshire Foothills Land Conservancy was formed specifically for the purpose of handling this conservation area and others, under Section 402 of the not for profit corporation law. Chairman Fenn felt this should be run by an independent. During the Environmental Impact Review, Mr. Syms contacted five or six existing independent Land Conservancy and none had interest in the project. Ms. Mignola asked for a list of those contacted and ones that had rejected the project. Mr. Syms said he would provide. It was suggested that the CAC be contacted for possible participation on the Land Conservancy Board. Mr. Syms explained that an escrow account would be set up for Berkshire to bring back the Bog Turtle habitat. This was not done out of convenience. We could not find anyone to take the Conservancy and when Fish and Wildlife stated the deed restrictions would be ok, we went the extra yard to take care of it. Once donated the Conservancy would own it.

MOTION TO NOT APPROVE THIS PLAN UNTIL THERE IS A CONCRETE LANDSCAPING PLAN FOR THESE FOUR LOTS IN PLACE THAT THE BOARD APPROVES OF was made by Gina Mignola, seconded by James Walsh.

VOTE TAKEN -	Chairman Fenn	Yes
	Tony Robustelli	No
	William Flood	No
	Jay Dedrick	Yes
	James Walsh	Yes
	Gina Mignola	Yes
	Eliot Soroka	Yes

MOTION CARRIED 5 YES – 2 NO

A Landscape Plan will be present at the Workshop set for May 25 and the preliminary approval can be voted on at the June 1, 2006 meeting.

MOTION TO APPROVE THE APRIL 27, 2006 MINUTES WITH THE ADDITION OF “SPECIAL MEETING” was made by Gina Mignola, seconded by Jay Dedrick.

VOTE TAKEN – ALL IN FAVOR

Meeting was closed at 8:30 P.M.

Respectfully submitted,

Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on May 4, 2006 and are not to be construed as the final official minutes until so approved.

____ Approved as read
____ x ____ Approved with: deletions, corrections and additions.
Revised 06/01/06